

APPLICATION FOR PERMISSION
UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE

APPLICATION NO. A/K22/27
(for 1st deferment)

- Applicant** : Kerry D.G. Warehouse (Kowloon Bay) Limited represented by
Kenneth To & Associates Limited
- Site** : 7 Kai Hing Road, Kowloon Bay, Kowloon
- Site Area** : About 4,293m²
- Lease** : New Kowloon Inland Lot (NKIL) No. 5813
(a) restricted for the purpose of a godown for storage of dangerous
goods; and
(b) subject to height restriction of 20.5mPD.
- Plan** : Approved Kai Tak Outline Zoning Plan (OZP) No. S/K22/6
- Zoning** : “Commercial (2)” (“C(2)”)
(a) maximum plot ratio (PR) of 9.5 for a non-domestic building, or
the PR of the existing building, whichever is the greater; or
maximum PR of 5.0 for a domestic building or a partly domestic
and partly non-domestic building;
(b) maximum site coverage (SC) of 65%, or the SC of the existing
building, whichever is the greater;
(c) maximum building height (BH) of 100mPD, or the height of the
existing building, whichever is the greater;
(d) on land designated ‘Waterfront Promenade’, a 20m wide
promenade abutting the waterfront shall be provided for public
enjoyment purpose; and
(e) based on the individual merits of a development or
redevelopment proposal, minor relaxation of the PR, SC and BH
restrictions stated in the Notes of the OZP may be considered by
the Town Planning Board (the Board) on application under s.16
of the Town Planning Ordinance.

Application : Proposed Minor Relaxation of PR Restriction for Permitted Office, Shop and Services and Eating Place Uses

1. Background

On 3.12.2019, the Board received an application seeking planning permission for proposed minor relaxation of PR restriction from 9.5 to 11.4 for permitted office, shop and services and eating place uses at the application site (**Plan A-1**). The application is scheduled for consideration by the Metro Planning Committee (the Committee) of the Board at this meeting.

2. Request for Deferment

On 3.1.2020, the applicant's representative wrote to the Secretary of the Board and requested the Board to defer making a decision on the application for two months in order to allow time for preparation of further information (FI) to address departmental comments (**Appendix I**).

3. Planning Department's Views

3.1 The Planning Department has no objection to the request for deferment as the justification for deferment meets the criteria for deferment as set out in the Town Planning Board Guidelines on Deferment of Decision on Representations, Comments, Further Representations and Applications made under the Town Planning Ordinance (TPB PG-No. 33) in that the applicant needs more time to prepare FI to address departmental comments, the deferment period is not indefinite and the deferment would not affect the interest of other relevant parties.

3.2 Should the Committee agree to defer making a decision on the application, the application will be submitted to the Committee for consideration within two months upon receipt of FI from the applicant. If the FI submitted by the applicant is not substantial and can be processed within a shorter time, the application could be submitted to an earlier meeting for the Committee's consideration. The applicant should be advised that the Committee has allowed two months for preparation of submission of FI, and no further deferment would be granted unless under very special circumstances.

4. Decision Sought

The Committee is invited to consider whether or not to accede to the applicant's request for deferment. If the request is not acceded to, the application will be submitted to the Committee for consideration at the next meeting.

5. Attachments

Appendix I Letter dated 3.1.2020 from the applicant's representative

Plan A-1 Location plan

**PLANNING DEPARTMENT
JANUARY 2020**